

**AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF PROPERTY BY QUITCLAIM DEED TO RP TOWN N COUNTRY LLC AND APPROVE AN EASEMENT BACK TO THE CITY OF EASLEY FOR THE SAME PROPERTY**

**WHEREAS**, RP Town N County LLC, a South Carolina Limited Liability Company, has purchased the Town and Country Shopping Center identified primarily as Tax Map #'s 5029-19-61-5153 and 5029-19-61-7378; and

**WHEREAS**, title searches have revealed minor discrepancies in the property lines separating the RP Town N Country LLC's and adjoining properties, with the property ownership assumed to be the City of Easley; and

**WHEREAS**, the City of Easley agrees to Quit Claim the property being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc. and attached as Exhibit A; and

**WHEREAS**, the RP Town N Country, LLC agrees to provide the City of Easley an Easement for the property being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc. and attached as Exhibit A; and

**BE IT HEREBY ORDAINED** the Easley City Council does hereby approve and authorizes the City Administrator, in consultation with the City Attorney, to:

1. Prepare, execute, and record all documents necessary to complete the attached Quit Claim Deed for the property being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc.
2. Prepare, execute, and record all documents necessary to complete the attached Easement for the property being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**Exhibit A**

Survey for RP Town N Country, LLC

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No Title Search Conducted  
No Title Opinion Rendered

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF PICKENS                    )

**EASEMENT**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) paid by the **City of Easley, South Carolina**, (hereinafter sometimes referred to as the Grantee), receipt of which is hereby acknowledged, I (or we), **RP Town N Country, LLC**, (hereinafter sometimes referred to as the Grantor), do hereby grant and convey unto the City of Easley, South Carolina, its Successors and Assigns,

a perpetual and non-exclusive right and easement, in, through, over, under and across the area described below with pedestrian and vehicular access thereto: (i) for the purpose of installing, using, maintaining, repairing, replacing, upgrading and removing any aboveground or underground utility lines, existing or to be installed in the future, as the Grantee deems appropriate, and (ii) for the purpose of installing, maintaining, repairing, replacing, upgrading, removing and using adjacent utility lines, mains and related equipment, including the necessary conduits, as the Grantee deems appropriate. Such utility equipment shall remain the property of the Grantee/City of Easley, South Carolina.

Together with the right from time to time to remove or clear and keep clear such trees, underbrush, and other obstructions upon said right-of-way, and the right to enter upon the lands of Grantor for all of the aforesaid purposes.

The easement is described as:

ALL that certain piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Pickens, in the City of Easley, between the Southern Side of US Highway No. 123 By-Pass (Calhoun Memorial Highway) and Laurel Road, being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc., James E. Creighton, RLS #11904, and recorded in Plat Book \_\_\_\_ at Page \_\_\_\_, reference to which is hereby made for a more complete and accurate description.

This being the property acquired by Grantor by deed of City of Easley, South Carolina, to RP Town N Country, LLC, a South Carolina Limited Liability Company, recorded in Deed Book \_\_\_\_ at Page \_\_\_\_ with the Office of the Register of Deeds for Pickens County, South Carolina.

To have and to hold the aforesaid easement and right-of-way and all rights pertaining thereto unto the City of Easley, South Carolina, its Successors and Assignees, forever.

The Grantor hereby agrees to warrant and forever defend the above granted rights against themselves and their heirs and assigns and against any person lawfully claiming or to claim the same or any part thereof.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors, and assigns, as the case may be.

WITNESS the grantor's(s') hand(s) and seal(s) this \_\_\_\_ day of \_\_\_\_\_, 2019.

SIGNED, sealed and delivered in the presence of:

**RP Town N County, LLC**

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
(Seal)  
Signature  
Print Name: \_\_\_\_\_

**Its:** \_\_\_\_\_

\_\_\_\_\_  
Witness/Notary

STATE OF TENNESSEE        )  
  )  
COUNTY OF \_\_\_\_\_    )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed, that the subscribing witness is not a party to or beneficiary of this transaction, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

\_\_\_\_\_  
1<sup>st</sup> Witness

SWORN to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Signature

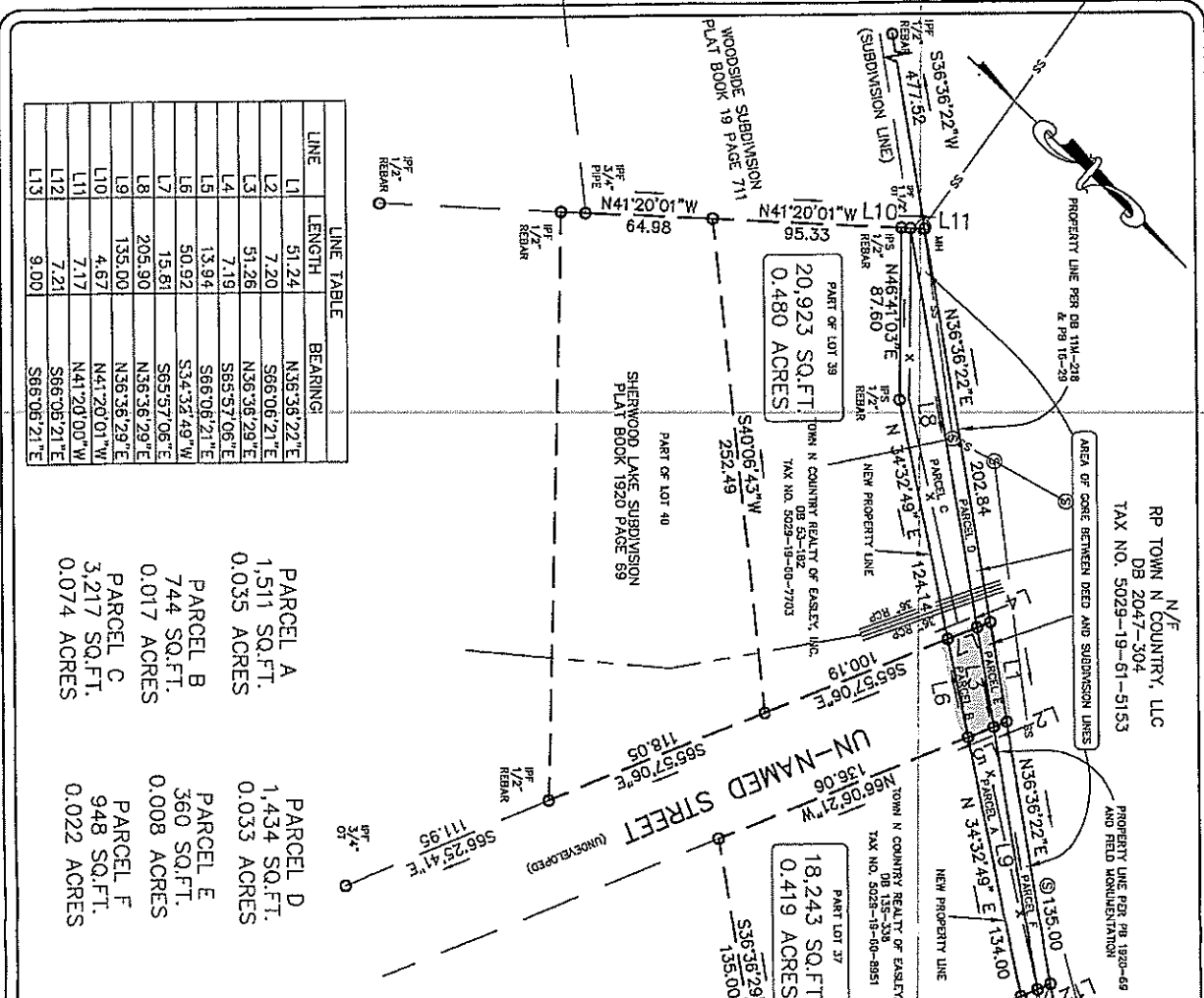
Print Name of Notary:\_\_\_\_\_

NOTARY PUBLIC FOR TENNESSEE

My Commission Expires:\_\_\_\_\_

Mail to: Brian K. James, L.L.C., Attorney at Law, P.O. Box 93, Easley, SC 29641

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LINE	LENGTH	BEARING
L1	51.24	N36°36'22\"/>

PARCEL A  
 1,511 SQ.FT.  
 0.035 ACRES  
  
 PARCEL B  
 744 SQ.FT.  
 0.017 ACRES  
  
 PARCEL C  
 3,217 SQ.FT.  
 0.074 ACRES  
  
 PARCEL D  
 1,434 SQ.FT.  
 0.033 ACRES  
  
 PARCEL E  
 360 SQ.FT.  
 0.008 ACRES  
  
 PARCEL F  
 948 SQ.FT.  
 0.022 ACRES

# BENCHMARK SURVEYING, INC.

STATE OF SOUTH CAROLINA  
 PICKENS COUNTY  
 P.O. BOX 25459  
 GREENVILLE, S.C. 29618  
 TEL. ( 864 ) 979-6401  
 jrc@benchmarkinc.com

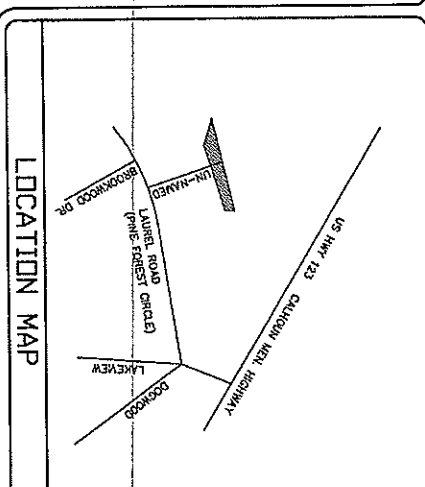
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

THE TRACT(S) DEPICTED ON THIS PLAT ARE NOT ELIGIBLE FOR CONNECTION TO A SANITARY SEWER SYSTEM OR FOR SEPTIC TANK APPROVAL NOR SHALL BUILDING PERMITS, CERTIFICATES OF OCCUPANCY OR ANY OTHER DEVELOPMENT PERMIT BE ISSUED, NOR SHALL ANY PERSON CONSTRUCT OR INSTALL UPON THIS TRACT ANY BUILDING OR STRUCTURE UNTIL IT HAS BEEN COMBINED WITH ANOTHER TRACT IN A MANNER THAT CREATES A CONFORMING TRACT OR RESUBDIVIDED IN ACCORDANCE WITH THE UDSO, AS AMENDED. (9/19/15)

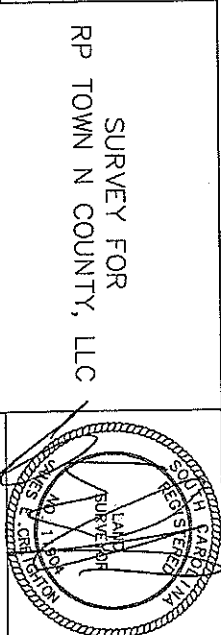
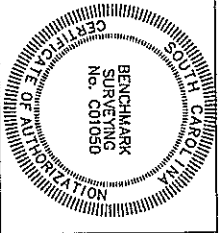
PARCELS A,B,C,D,E & F ARE TO BE DEEDED TO RP TOWN N COUNTRY, LLC AND COMBINED WITH TAX PARCEL 5029-19-61-5153

SURVEY FOR  
 RP TOWN N COUNTRY, LLC

JAMES E. BENCHMARK, M.S. 11994



DMC NO. 1  
 0729-2



**No Title Examination Conducted**  
**No Title Opinion Rendered**

**QUIT CLAIM DEED**

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STATE OF SOUTH CAROLINA	)	<b>GRANTEE ADDRESS:</b>
	)	832 Georgia Ave., Ste. 507
COUNTY OF PICKENS	)	Chattanooga, TN 37402

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KNOW ALL MEN BY THESE PRESENTS, THAT **City of Easley, South Carolina**, [Grantor(s)] in consideration of Ten Dollars (\$10.00) and no other consideration, the receipt of which is hereby acknowledged, has granted, bargained sold and released, and by these presents does grant, bargain, sell and release unto **RP Town N Country, LLC, A South Carolina Limited Liability Company** [Grantee(s)], its heirs and assigns forever, all right, title and interest, in and to the following real property:

ALL that certain piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Pickens, in the City of Easley, between the Southern Side of US Highway No. 123 By-Pass (Calhoun Memorial Highway) and Laurel Road, being shown and designated as Parcel B, containing 0.017 of an acre, and Parcel E, containing 0.008 of an acre, on a Survey entitled "Survey for RP Town N Country, LLC," dated June 20, 2019, prepared by Benchmark Surveying, Inc., James E. Creighton, RLS #11904, and recorded in Plat Book \_\_\_\_ at Page \_\_\_\_, reference to which is hereby made for a more complete and accurate description.

Said property is subject to an easement from the Grantee RP Town N Country, LLC, to the Grantor City of Easley recorded in Deed Book \_\_\_\_ at Page \_\_\_\_ in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS# P/O 5029-19-61-5153

The above described properties are subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever.

WITNESS the grantor's(s') hand(s) and seal(s) this \_\_\_\_ day of \_\_\_\_\_, 2019.

